

# For Lease

255 17 Avenue SW | Calgary, AB



## Demographics *(within 3 km)*



NEIGHBORHOOD  
Mission



POPULATION  
114,697



MEDIAN AGE  
37.8



HOUSEHOLD INCOME  
\$77,315

## Building Details



PARKING  
Underground



YEAR BUILT  
1980



TRAFFIC COUNT

17,000 VPD | 4 Street & 19 Ave SW  
10,000 VPD | 17 Avenue & 2 Street SW



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344  
[blackstonecommercial.com](http://blackstonecommercial.com)

## Notre Dame Place

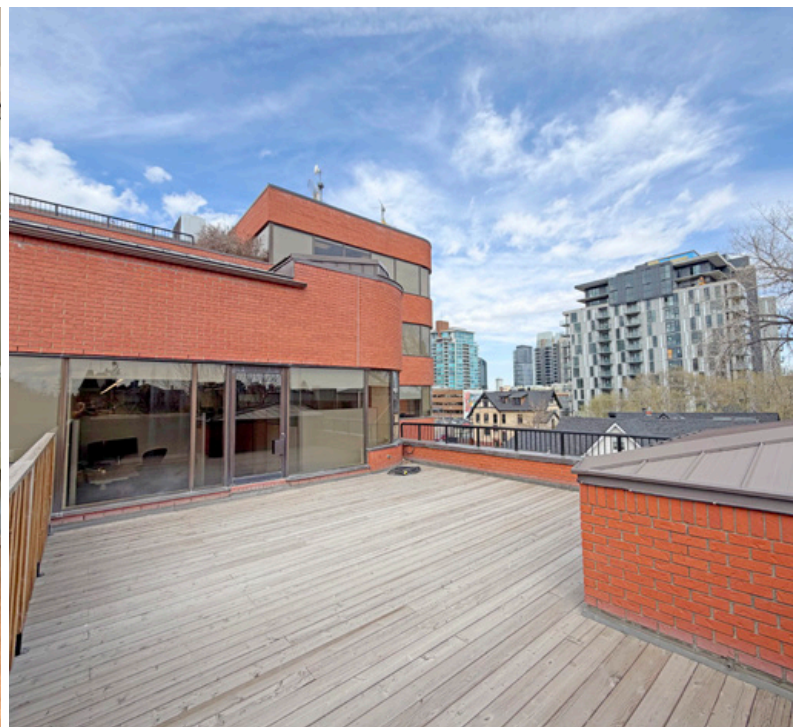
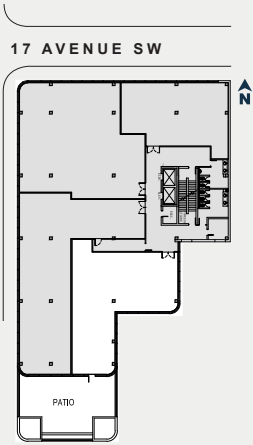
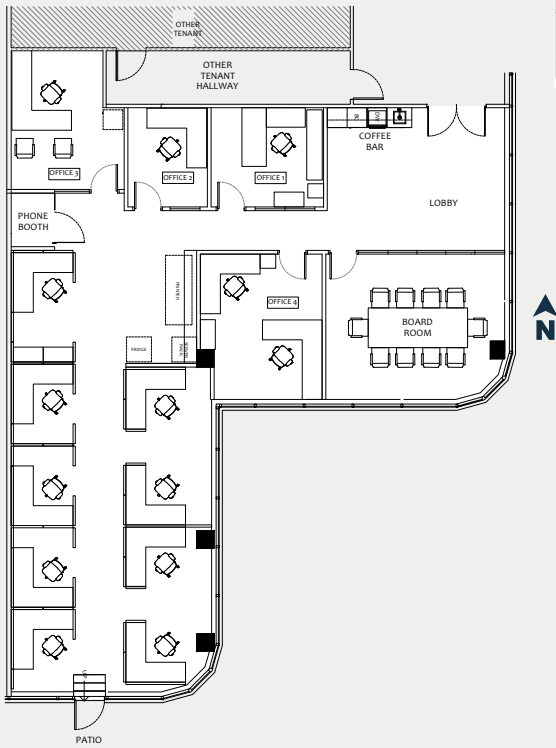
### PROPERTY DETAILS

<b>Available Unit</b>	<b>Suite 301:</b> 2,710± SF <b>Suite 400:</b> 2,493± SF
<b>Lease Rate</b>	\$20.00 PSF Net
<b>Op Costs</b>	\$16.90 PSF (Est. 2026)
<b>Availability</b>	Immediate
<b>District</b>	Mission
<b>Year Built</b>	1980
<b>Parking</b>	Underground, \$200 per stall, per month

- **Brand-New Build-to-Suit Opportunity** – Offered at \$20.00 Net, the Landlord will deliver a fully built, brand-new show suite customized to the incoming tenant's layout, finishes, and operational needs
- **Amenity-Rich Location** – Surrounded by cafés, restaurants, fitness centres, and retail shops; perfect for both tenants and visitors
- **Connected to Major Growth** – Steps from the Rivers District Plan, BMO Centre expansion, Calgary's new Entertainment District, and future Events Centre
- **Unique Property Features** – Rooftop patios, ample underground parking, and competitive operating costs
- **High-Exposure Corridor** – Be part of the energy along 17th Avenue SE, near Stampede Park and Calgary's most exciting developments

**3rd**  
FLOOR

- 2,710 SF
- 4 Offices plus Open Concept Stations
- Boardroom + Kitchenette
- South-Facing with Private Patio

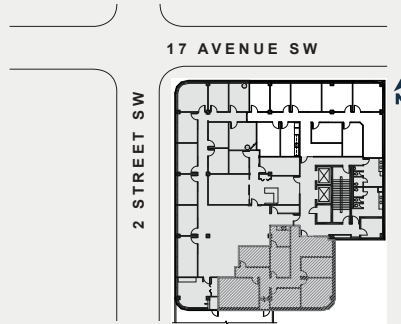


For Lease

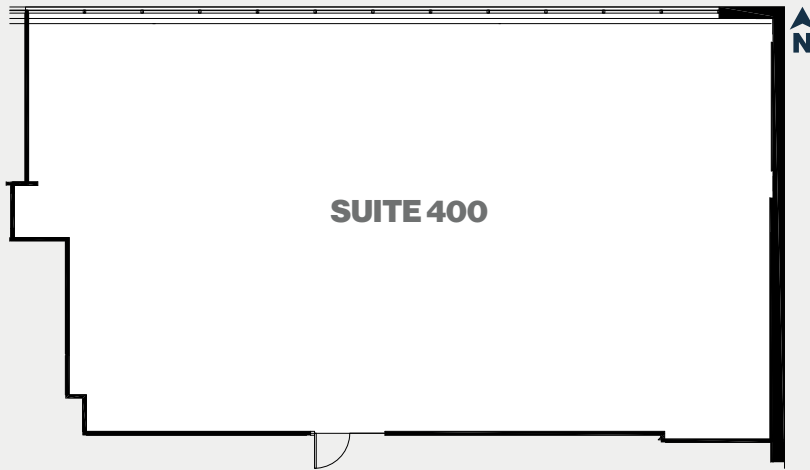
255 17 Avenue SW | Calgary, AB

**4<sup>th</sup>**  
FLOOR

- 2,394 SF
- 7 Offices plus Kitchen & Reception
- Will Build-to-Suit
- North-Facing

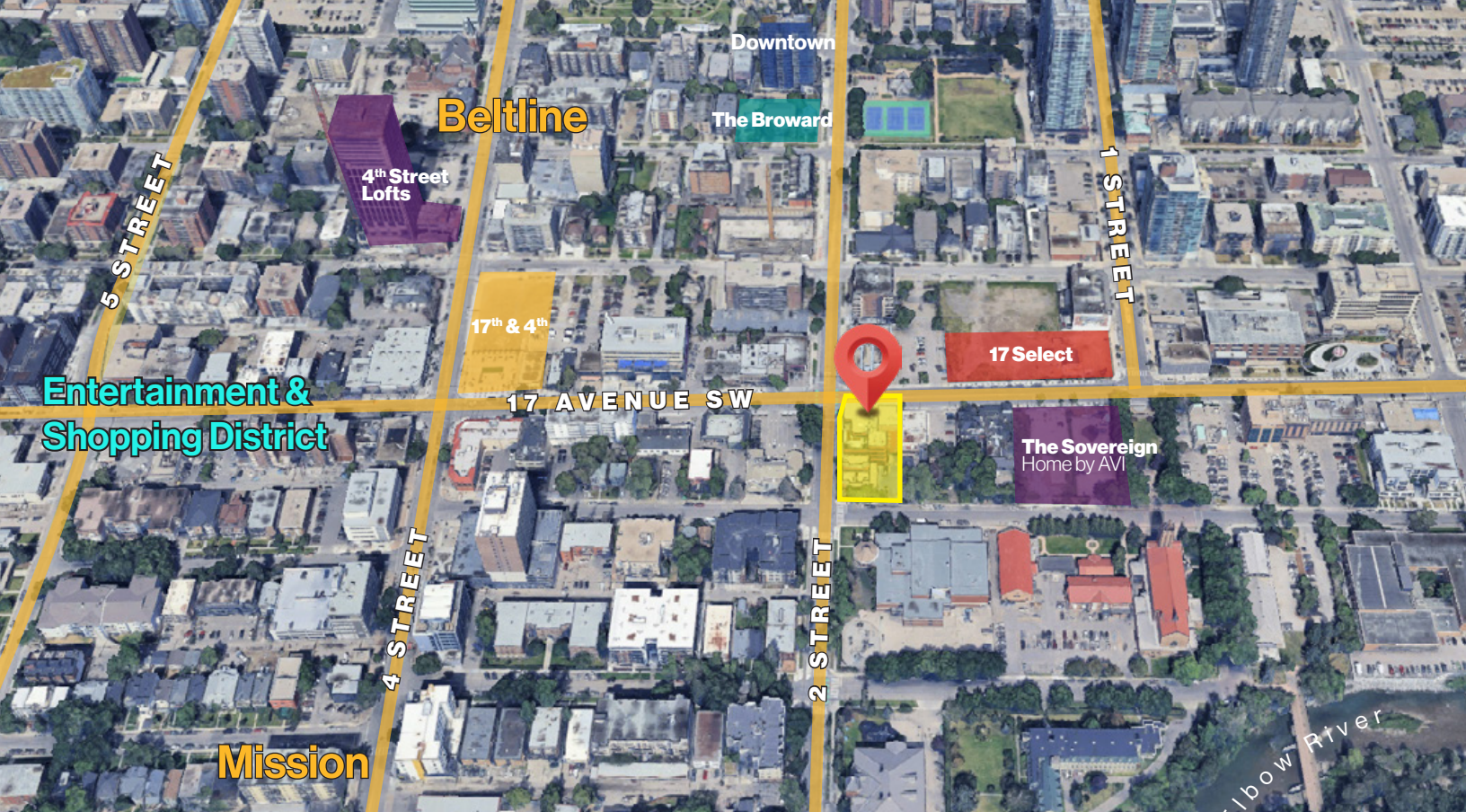


**BUILD-TO-SUIT SPACE**



**View**





# Thank you for your interest!

For More Info.



**Olivia Bohdan**  
Senior Associate

☎ 403.629.0809  
✉ obohdan@blackstonecommercial.com



**Shane Olin**  
Controller/EVP – Investment Properties

☎ 403.313.5305  
✉ solin@blackstonecommercial.com



Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | ☎ 403.214.2344

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